



**humberstones**  
homes

10 APSLEY ROAD, OLDBURY, WEST MIDLANDS, B68 0QZ

**£225,000**







### LOCATION

Apsley Road can be found in the residential area of Oldbury close to it's borders with Halesowen & Quinton. It has excellent access to local shops including an Asda Store, Co-Op & Tesco, local amenities including a doctors practice a short walk away & bus routes into Birmingham from the Hagley Road West. The property can be found by turning off the Hagley Road West into Kingsway and continue for some distance taking the 3rd turning left into Apsley Road where the property can be found immediately on the left hand side as indicated by the agent's For Sale board.

### DESCRIPTION

This much improved and well presented semi-detached home sits on a corner plot position giving potential (subject to obtaining planning/building permissions) to extend. The property has a lawned foregarden and side drive providing off road parking and leads to the following accommodation. On the ground floor is an entrance hall, lounge and super open plan re-fitted dining kitchen (with integral oven/hob and integrated fridge/freezer). On the first floor are 3 bedrooms and re-fitted bathroom. Outside is a Garage at the side, and pleasant rear garden. Double glazed and gas radiator heating. EPC rating: D

#### Entrance Hall

Staircase rising to the first floor, radiator and doors off to :-

#### Lounge 14' 4" (into bay) x 11' 0" (max) (4.37m x 3.35m)

Double glazed bay window to the front, radiator and laminated style floor.

#### Open Plan Re-Fitted Dining Kitchen 18' 7"(max) x 12' 6"(max) (5.66m x 3.81m)

Double glazed window to the rear, fine range of base and wall mounted units, work surface area, breakfast bar, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker good above, integrated fridge/freezer, complimentary tiling to the walls, useful understair storage cupboard, double glazed door to the side, and double glazed sliding patio door onto the rear garden.

#### First Floor Landing

Side facing window, access to roof space, doors to all first floor rooms

#### Bedroom One 15' 0" (into bay) x 11' 0" (max) (4.57m x 3.35m)

Double glazed by window to the front. Radiator.

#### Bedroom Two 12' 6" x 11' 0" (max) (3.81m x 3.35m)

Double glazed window to the rear, and radiator.

#### Bedroom Three 8' 0" x 7' 0" (2.44m x 2.13m)

Double glazed window to the front. Radiator

#### Bathroom 8' 7" x 7' 3" (2.61m x 2.21m)

Double glazed window to the rear and double glazed window to the side, heated towel rail and attractive suite comprising :- Bath, low level flush wc, wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

### Outside

#### Front

To the front is a lawned garden with a path that leads to the front door

#### Driveway & Garage

To the side is a drive giving off road parking and in turn leading to the garage which has an up and over door and a courtesy door to the rear garden

#### Rear Garden

Pleasant rear garden with patio, lawn, pathway and side access gate.

#### Property related services

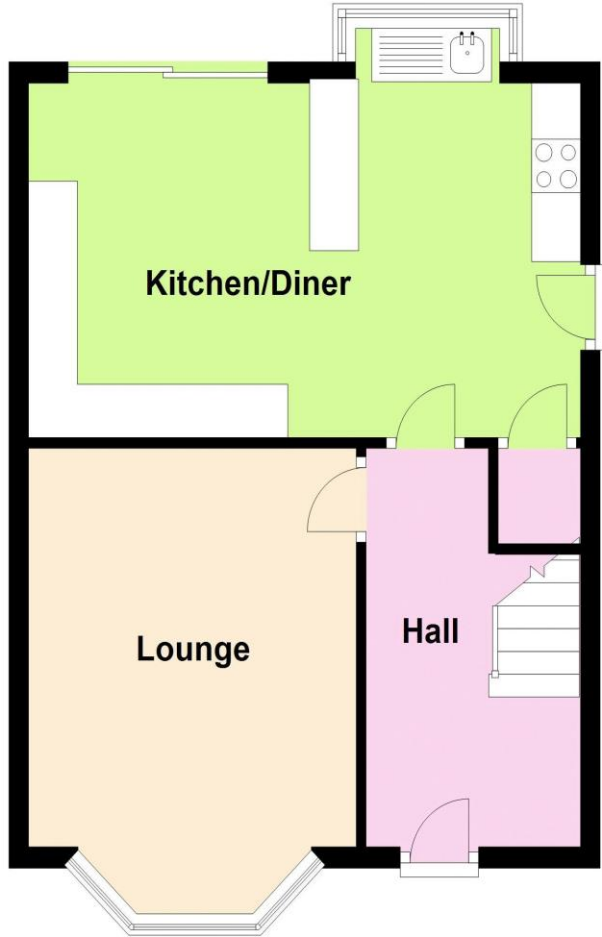
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#### Tenure

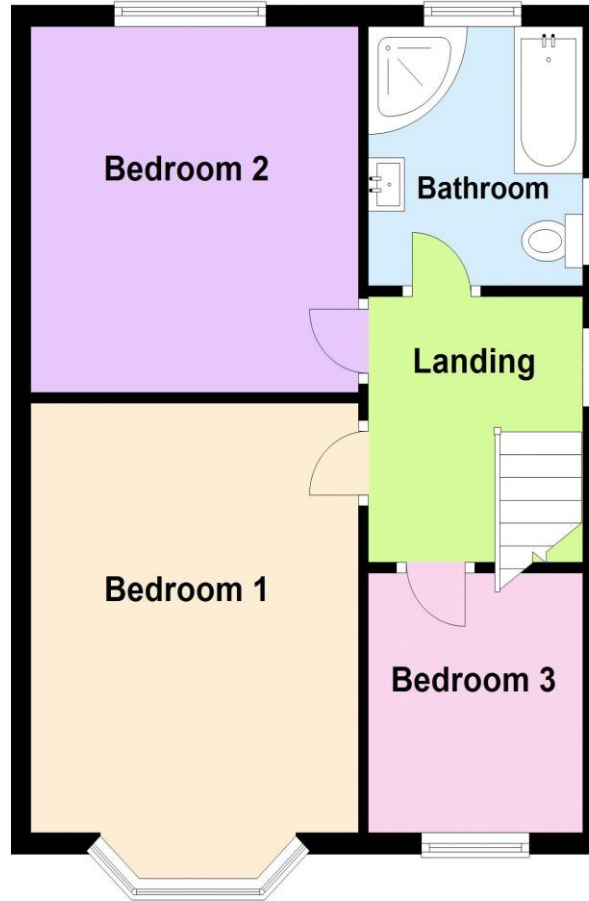
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



## Ground Floor



## First Floor



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| 92-100                                      | A         | 92-100  | A         |
| 81-91                                       | B         | 81-91   | B         |
| 69-80                                       | C         | 69-80   | C         |
| 55-68                                       | D         | 50-68   | D         |
| 39-54                                       | E         | 39-54   | E         |
| 21-38                                       | F         | 21-38   | F         |
| 1-20  | G         | 1-20  | G         |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|   | 76        |   | 70        |
|   | 57        |   | 49        |
| England, Scotland & Wales                   |           | England, Scotland & Wales                                       |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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